

**RESOLUTION NUMBER 3189**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING TENTATIVE PARCEL MAP 31615 (P03-0263) SUBDIVIDING .31 ACRES OF LAND AT THE SOUTHWEST CORNER OF 11<sup>TH</sup> STREET AND PALISADES STREET INTO 2 RESIDENTIAL LOTS ON APPLICATION OF JENSEN AND ASSOCIATES, AND MAKING FINDINGS IN SUPPORT THEREOF**

**WHEREAS**, staff has reviewed the environmental information pertaining to Tentative Parcel Map 31615, planning application number P03-0263, and finds the project to be exempt pursuant to Section 15315 of the California Environmental Quality Act for the following reason: the project is a minor land division of four or fewer parcels in an urbanized area zoned for residential use, and is in conformance with the General Plan and zoning, and no variances or exceptions are required, and all services and access to the proposed parcels to local standards are available, and the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have a slope greater than 20 percent; and

**WHEREAS**, this Tentative Parcel Map #31615(PP03-0263) has been duly noticed; and

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PERRIS DOES HEREBY RESOLVE**, as follows:

**Section 1.** The above recitals are true and correct and incorporated herein.

**Section 2.** The City Council has reviewed and considered the environmental information included in the staff report and accompanying attachments prior to taking action on the application for the proposed project and finds that Tentative Parcel Map 31615, planning application number P03-0263, is exempt pursuant to Section 15315 of the California Environmental Quality Act.

The City Council further finds and determines that the City has complied with the California Environmental Quality Act and the City Council determinations reflect the independent judgment of the City Council.

**Section 3.** Based upon the information contained within the staff report and accompanying attachments, with regard to the Tentative Parcel Map 31615, planning application number P03-0263, the City Council hereby finds the following:

- A. The project will not affect health, safety, and welfare.
- B. The proposed map is consistent with the City's General Plan and Downtown Specific Plan.

- C. The design and improvement of the proposed subdivision is consistent with the City's General Plan and Downtown Specific Plan.
- D. The proposed site is physically suitable for residential development.
- E. The proposed site is physically suitable for the proposed density of the development.
- F. The proposed map will not result in a significant adverse effect on the environment.
- G. The proposed subdivision and type of improvements will not conflict with any easements.
- H. The proposed map has complied with all the applicable provisions of CEQA.
- I. The proposed map is in compliance with the Subdivision Map Act.

**Section 4.** That for the foregoing reasons the City Council hereby recommends approval of Tentative Parcel Map 31615, planning application number P03-0263, an application to subdivide .31 acres of land at the southwest corner of 11<sup>th</sup> Street and Palisades Street into 2 residential lots, based upon conditions attached hereto as Exhibit A.

**Section 5.** The City Council declares that should any provision, section, paragraph, sentence, or word of this Resolution be rendered or declared invalid by any court of competent jurisdiction, or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences, and words of this Resolution shall remain in full force and effect.

**Section 6.** The Mayor shall sign and the City Clerk shall certify to the adoption and passage of this Resolution.

Attachment: Exhibit A (Conditions of Approval)

**ADOPTED, SIGNED** and **APPROVED** this 10<sup>th</sup> day of February, 2004.

---

Mayor, Daryl R. Busch

ATTEST:

---

City Clerk, Margaret Rey

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) §  
CITY OF PERRIS )

I, Margaret Rey, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number 3189 was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held the 10<sup>th</sup> day of February, 2004, by the following called vote:

AYES: Motte, Rogers, Yarbrough, Landers, Busch

NOES

ABSENT:

ABSTAIN:

---

City Clerk, Margaret Rey

**EXHIBIT "A"**  
**(RESOLUTION NUMBER 3189)**

CITY OF PERRIS  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
PLANNING DIVISION

CONDITIONS OF APPROVAL

TENTATIVE PARCEL MAP 31615

Tentative Tract Map Case No. 03-0263

February 10, 2004

---

*PROJECT: A proposal to divide approximately .31 acres into two (2) residential lots for detached, single-family residential development in the R-7 zone of the Downtown Specific Plan. The project is located at the southwest corner of 11<sup>th</sup> Street and Palisades Streets in downtown. Applicant: Jensen and Associates*

---

1. **Approval Period.** In accordance with the Subdivision Map Act, the recordation of the final map shall occur within two (2) years from the approval date unless an extension is granted. The applicant may apply for a maximum of five (5) one-year extensions, to permit additional time to record the final map. A written request for extension shall be submitted to the Department of Planning and Community Development at least thirty (30) days prior to the expiration of Tentative Map approval.
2. **City Codes.** The project shall comply with all disabled access requirements of the American with Disabilities Act and title 24 of the State Code, and all local requirements of the City of Perris Municipal Code Titles 18 and 19, and all of the following R7 Downtown Specific Plan zoning district regulations:
  - Minimum Lot Size: 5,500 square feet
  - Maximum Lot Coverage: 60 percent
  - Minimum Lot Width: 50 feet
  - Minimum Lot Depth: N/A
  - Minimum Lot Frontage: 50 feet
  - Minimum Lot Frontage (cul-de-sac/knuckle): 35 feet
3. **City Engineer.** The proposed project shall adhere to the requirements of the City Engineer as indicated in the Conditions of Approval dated September 2, 2003.
4. **School District.** The proposed project shall adhere to the standard requirements of the Perris Elementary School District and Perris Union High School District.
5. **Building Official/Fire Marshall.** The proposed project shall adhere to all requirements of the Building Official/Fire Marshall. Water, gas, sewer, electrical transformers, power vaults and

separate fire/water supply lines (if applicable) must be shown on the final set of construction plans pursuant to the requirements of the Building Official.

6. **Required Approvals.** Prior to recordation of the Final Map, the developer shall obtain the following clearances or approvals:
  - a. Verification from the Planning Department that all pertinent conditions of approval have been met, including any Administrative Development Plan Review approvals, as mandated by the Perris Municipal Code.
  - b. Planning Commission approval of any proposed street names; and,
  - c. Any other required approval from an outside agency.
  
7. **Plans.** Prior to recordation of the Final Map, the developer shall submit and obtain approvals on the following items:
  - a. Public improvement plans to the City Engineer. These plans shall include but not be limited to street, drainage, utility improvements, and dedications in accordance with Municipal Code Title 18.
  - b. Grading plans to the City Engineer, demonstrating compliance with National Pollution Discharge Elimination System requirements. The plans shall include a Storm Water Pollution Prevention Plan detailing water quality management controls and identifying Best Management Practices (BMPs) to control pollutant runoff. The applicant shall identify measures specified in Supplement A of the Riverside County Drainage Area Management Plans New Development Guidelines or other equally effective standard for implementing project BMPs, assignment of long-term maintenance responsibilities (specifying the developer, parcel owner, lessee, etc.) and shall reference the location(s) of structural BMPs.
  
8. **Landscaping.** Prior to issuance of building permits, the developer shall submit three (3) copies of construction level Landscape and Irrigation Plans to the Department of Planning and Community Development, accompanied by the appropriate filing fee. The plans shall be prepared by a registered landscape architect and include the location, number, genus species, and container size of the plants. Plants shall be consistent with Section 19.70 of the Perris Municipal Code and the Landscape/Streetscape planting palette of the Downtown Specific Plan. The cover page shall identify the total square footage of the landscaped area and note that it shall be maintained in accordance with Section 19.70 of the City Code. Additional landscape requirements include the front-yard landscaping for all lots, and landscaping, irrigation, and street trees on the project side of 11<sup>th</sup> and Palisades Streets.
  
9. **Landscape Inspections.** The project applicant shall be aware and inform the on-site project or construction manager and the landscape contractor of their responsibility to call for landscape inspections. A minimum of three (3) landscape inspections are required in the following order, and the landscape inspection card shall be signed by the City's landscape inspector to signify approval at the following stages of landscape installation:
  - a. At installation of irrigation equipment, when the trenches are still open;

- b. After soil preparation, when plant materials are positioned and ready to plant; and,
  - c. At final inspection, when all plant materials are installed and the irrigation system is fully operational.
10. **Walls and Fences.** Prior to issuance of building permits, the developer shall submit and obtain approval from the Department of Planning and Community Development of a block wall/wrought-iron fence plan. At a minimum, this plan shall include the following items:
- a. A five-foot high, combination decorative block wall/wrought-iron fence around the front and side property lines of Lot 2. The combination decorative block wall/wrought-iron fence shall be placed along the front 11<sup>th</sup> Street property line and the side Palisades Street property line of Lot 2.
  - b. Six-foot high ~~wood~~ *simulated wood vinyl* fences on side and rear property lines, for Lot 1 and Lot 2, except as noted above for Lot 2. (*Changed by Planning Commission 1/21/04*).
11. **Fees.** The developer shall pay the following fees according to the timeline noted herein:
- a. Prior to the issuance of building permits, the applicant shall pay Stephen's Kangaroo Rat Mitigation Fees of \$500.00 per acre;
  - b. Prior to the issuance of building permits, the applicant shall pay City Development Impact Fees in effect at the time of development;
  - c. Prior to issuance of building permits, the applicant will pay the statutory school fees in effect at issuance of building permits to all appropriate school districts;
  - d. The applicant shall pay any outstanding development processing fees.
  - e. Prior to the issuance of building permits, the applicant shall pay the Western Riverside County Multiple Species Habitat Conservation Plan fee, based on a residential density of less than 8.1 dwelling units per acre, which is \$1,651.00 per dwelling unit;
  - f. Prior to the issuance of building permits, the applicant shall pay the City Transportation Mitigation Impact fee, which is \$6,650.00 per single family residential dwelling unit.
12. **Construction Practices.** To reduce potential noise and air quality nuisances, the following items shall be listed as "General Notes" on the construction drawings:
- a. Construction activity and equipment maintenance is limited to the hours between 7:00 a.m. and 7:00 p.m., on weekdays. Construction may not occur on weekends or State holidays, without prior consent of the Building Official. Non-noise generating activities (e.g., interior painting) are not subject to these restrictions.
  - b. Stationary construction equipment that generates noise in excess of 65 dBA at the project boundaries must be shielded and located at least 100 feet from occupied residences. The equipment area with appropriate acoustic shielding shall be designated on building and grading plans. Equipment and shielding shall remain in the designated location throughout construction activities.

- c. Construction routes are limited to City of Perris designated truck routes.
  - d. Water trucks or sprinkler systems shall be used during clearing, grading, earth moving, excavation, or transportation of cut or fill materials to prevent dust from leaving the site and to create a crust after each day's activities cease. At a minimum, this would include wetting down such areas in the later morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.
  - e. A person or persons shall be designated to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. The name and telephone number of such persons shall be provided to the City.
13. **Energy Conservation.** To improve local air quality, the applicant is encouraged to incorporate any or all of the following energy-conservation features into the project:
- Low NO<sub>8</sub>water heaters per specifications in the Air Quality Attainment Plan;
  - Heat transfer modules in furnances;
  - Light colored water-based paint and roofing materials;
  - Passive solar cooling/heating; and,
  - Energy efficient appliances and lighting.
14. **Residential Use and Development Restrictions.** The physical development of all lots shall be reviewed and approved by the city. Any use, activity, and/or development occurring on the site without appropriate city approvals shall constitute a code violation and shall be treated as such. Placement of any sales trailer or a model home shall require separate review and approval by the City.
15. **Disclosure Statements.** Developer shall record a disclosure on each lot and provide a disclosure to the purchaser of each lot that the project is within a dam inundation area and is subject to flooding in the event of a dam failure and shall provide an acknowledgement of the disclosure by each purchaser to the City.
16. **Indemnification/Hold Harmless.** The developer/applicant shall indemnify, protect, defend, and hold harmless, the City and any agency or instrumentality thereof, and/or any of its officers, employees and agents from any and all claims, actions, or proceedings against the City, or any agency or instrumentality thereof, or any of its officers, employees and agents to attack, set aside, void, or seek monetary damages resulting from an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voters of the City. City shall promptly notify the developer/applicant of any claim, action, or proceeding for which indemnification is sought and shall further cooperate fully in the defense of the action.

---

APPROVAL DATE

PROJECT PLANNER